

MEETING OF THE
HARRISON REDEVELOPMENT AGENCY
TOWN OF HARRISON

FEBRUARY 7, 2022
1:00 P.M.

AGENDA

MEETING – via ZOOM

1:00 P.M. – CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

- APPROVAL OF THE MINUTES OF 1-24-2022
- RESOLUTION APPROVING THE BILL LIST
- RESOLUTION APPROVING FURTHER EXTENSION OF DEADLINES FOR THE REDEVELOPMENT OF PROPERTY AT 600 RODGERS BLVD. SOUTH (BLOCK 133, LOTS 1.03, 1.05, 1.06 AND 1.07)

PUBLIC COMMENT
ADJOURN

MINUTES
HARRISON REDEVELOPMENT AGENCY MEETING
Via ZOOM
1:00 p.m.
February 7, 2022

PUBLIC STATEMENT

Adequate notice of this meeting was sent to two newspapers and was posted on the bulletin board in compliance with the Open Public Meetings Act.

Chairman James Fife, presiding.

Chairman Fife called the meeting to order at 1:02 p.m. The Pledge of Allegiance was recited and the roll was called.

HRA COMMISSIONERS	PRESENT	ABSENT	
James Fife, Chair	✓		
Anthony Comprelli, Vice Chair		✓	
Vanessa Gallagher		✓	Non-voting/technical difficulties
Robert Gerris	✓		
Raymond Lucas		✓	
Miguel Simoes	✓		
Harold Stahl	✓		

Also Present: James Bruno, Esq., Castano Quigley Cherami, LLC; McKinley Mertz, Planner, Heyer, Gruel & Associates; Stuart R. Lederer, Eastone Capital LLC; Tina Wang, Eastone Equities LLC; Georgeann R. Fusco, Esq., Hill Wallack LLP; Paul J. Zarbetski, Town Clerk/Attorney; Gregory Kowalski, Executive Director, HRA; Mary Cushing, HRA.

The first item of business was approval of the minutes for the meeting of January 24, 2022. A motion to approve the minutes was made by Commissioner Stahl and seconded by Commissioner Simoes. A roll call followed with Commissioner Gerris abstaining and all other commissioners present voting aye. The motion was carried.

A motion was then made by Commissioner Gerris to approve bills for payment submitted by Chairman Fife (Resolution No. 1-2-2022). Commissioner Stahl seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

Then, Commissioner Stahl made a motion to approve Resolution No. 2-2-2022 approving further extension of deadlines for the redevelopment of property at 600 Rodgers Blvd. South (Block 133, Lots

1.03, 1.05, 1.06 and 1.07). Commissioner Simoes seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

There being no requests from the public to address the commissioners, a motion to adjourn was made by Commissioner Gerris and seconded by Commissioner Stahl. The vote to adjourn was unanimous, and the meeting was adjourned at 1:19 p.m.

RECORDED VOTE 05-23-22

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair			✓			
Anthony Comprelli, Vice Chair			✓			
Robert Gerris		✓	✓			
Raymond Lucas						✓
Miguel Simoes			✓			
Harold Stahl	✓		✓			

Respectfully submitted,

Gregory Kowalski, Executive Director

HARRISON REDEVELOPMENT AGENCY

RESOLUTION APPROVING BILL LIST

RESOLUTION NO. 1-2-2022

BE IT RESOLVED by the Harrison Redevelopment Agency that the following bills are hereby approved for payment:

A. Castano Quigley Cherami - Legal

1. # 79	Block A Partners	Jan 31, 2022	\$ 378.12
2. # 79	Block B Partners	Jan 31, 2022	\$ 378.13
3. # 80	Agency Matters	Jan 31, 2022	\$ 347.50
4. # 82	Supor Properties	Jan 31, 2022	\$ 1,063.75
5. # 156	Accordia Harrison	Jan 31, 2022	\$ 561.25
6. # 84	Cape May Street Park	Jan 31, 2022	\$ 436.25
7. # 85	701-707 Harrison Avenue Acquisition	Jan 31, 2022	\$ 195.00

B. Heyer, Gruel & Associates - Planning

1. # 38086	Cape May Street Park	Dec 31, 2021	\$ 438.75
2. # 38086	Continuing Services to Agency	Dec 31, 2021	\$ 75.00
3. # 38086	PSE&G	Dec 31, 2021	\$ 108.75
4. # 38087	Block A Partners	Dec 31, 2021	\$ 500.63
5. # 38087	Block B Partners	Dec 31, 2021	\$ 500.62
6. # 38088	BRG Harrison Lofts	Dec 31, 2021	\$ 453.75

C. Institute for Professional Development - Training

1. # 22322	Training	Feb 23, 2022	\$ 50.00
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D. Jersey Journal - Media

1. # 10219422	Notice of Contract Award	Jan. 20, 2022	\$ 66.95
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E. The payroll for the month of February is hereby approved.

ADOPTED: February 7, 2022

RECORDED VOTE

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair			✓			
Anthony Comprelli, Vice Chair						✓
Vanessa Gallagher						✓
Robert Gerris	✓		✓			
Raymond Lucas						✓
Miguel Simoes			✓			
Harold Stahl		✓	✓			

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on February 7, 2022.

Gregory P. Kowalski
Executive Director

HARRISON REDEVELOPMENT AGENCY

**RESOLUTION APPROVING FURTHER EXTENSION OF DEADLINES
FOR THE REDEVELOPMENT OF PROPERTY
AT 600 RODGERS BLVD. SOUTH (BLOCK 133, LOTS 1.03, 1.05, 1.06 AND 1.07)**

RESOLUTION NO. 2-2-2022

WHEREAS, on December 7, 2020, the Harrison Redevelopment Agency (hereinafter the “HRA”) executed a Second Amendment to the Redevelopment Agreement (the “Amended RDA”) with Accordia Harrison Urban Renewal, LLC and Eastone Harrison Urban Renewal, LLC (“Redeveloper”) which among other things extended the deadlines for completion of Phase I of its project and the commencement of construction of Phase II; and

WHEREAS, on three prior occasions, the HRA adopted resolutions extending the completion deadlines for Building D in Phase I, the last extension being until January 31, 2022; and

WHEREAS, due to continuing delays related to the COVID resurgence and the discharge of its general contractor, Redeveloper has requested a further extension of the completion deadline for Building D in Phase I of its project until May 31, 2022; and

WHEREAS, Redeveloper has also requested an extension of its deadline to commence construction of Phase II of its project until September 30, 2022; and

WHEREAS, the HRA wishes to approve these extensions.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Harrison Redevelopment Agency that:

1. The HRA hereby ratifies, approves and confirms the extension of the following deadlines in the Amended RDA:
 - a. The completion deadline for Building D in Phase I shall be May 31, 2022.
 - b. The deadline for commencement of construction of Phase II shall be September 30, 2022.
2. The foregoing extensions are subject to payment of all fees, taxes, service charges and escrow replenishment amounts due to the Town and HRA as of February 1, 2022.
3. All other provisions of the Amended RDA as amended shall remain in full force and effect.
4. The Chairman is hereby authorized to execute any document and to take any and all other action necessary to effectuate the purposes of this Resolution.

ADOPTED: February 7, 2022

RECORDED VOTE

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair			✓			
Anthony Comprelli, Vice Chair						✓
Vanessa Gallagher						
Robert Gerris			✓			
Raymond Lucas						✓
Miguel Simoes		✓	✓			
Harold Stahl	✓		✓			

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on February 7, 2022.

Gregory P. Kowalski
Executive Director